



Inspections Update

New Location, New System & New Attitude

NEW FEATURE

News from the Permit Desk...



Welcome to the Permit Desk. My name is Joyce Mays and I am one of the four permit technicians assigned to make your call or visit to our office as friendly and productive as possible.

Since this is the Permit Section's maiden article, and to insure that you will continue reading our articles, we will offer some helpful tips that will get you in and out of our office, with permit in hand, in as little time as possible. After all, we do have the inside track...so, listen up!

In this edition, we offer the following tips for obtaining a permit for an accessory building on a residential lot:

- Give us some lead time (4 to 7 days) before you need to begin work.
- Make application at the beginning of the week (Monday or Tuesday); Our goal is to have your permit ready by Friday.
- Bring your current survey showing your house with proposed building location.

- Know the size of your building.
- Have your fees (cash or check).

After making the initial application with us, your permit is routed to our Planning Department, Zoning Division, Water Resources Department & Engineering Division. They perform further checks and approvals. This process usually takes from 4 to 7 days.

If for any reason your application is denied, we will notify you right away and get the refundable portion of your permit fee returned in 4 to 7 days.

Again, I hope I have helped in some way. If you have a concern you would like for us to address, drop us a line at: PO Box 3136, Greensboro, NC 27402-3136, or joyce.mays@ci.greensboro.nc.us.

Joyce Mays
Permit Technician

News from the Plan Review Section...

For faster reviews and less time spent getting permits, we have the following three Plan Review options:

- Residential Stock Plans
 - Residential Fast Track
 - Commercial Expedited
- and our newest program:
- Commercial Review by Appointment

These are all designed to reduce the time it takes to get plans approved and, more importantly, permits issued. If you would like to take advantage of any of these options, please let us know. Keep in mind that 98% of our residential plans are reviewed in less than two weeks and commercial plans in less than three weeks.

Residential No-Review Stock Plans

If a builder is planning to use a house plan for at least five houses, we can prepare a *Stock Plan* and plan number for them to use. When a permit is issued for those houses, no plans need to be submitted, just the plan's *Stock Plan* number.

Residential Fast Track Permits

Houses with both pre-approved site plans and *Stock Plans* can get *Fast Track* permits. These permits are issued at the time the permits are applied for. This program is frequently used in residential subdivisions and saves a great deal of time.

Commercial Expedited Plan Review

Commercial plans for small projects frequently qualify for a 3-day review schedule. This is typically a tenant up-fit less than 10,000 square feet. Kay Altizer, the Plan Coordinator, can expedite a plan if she estimates that the plan can be reviewed very rapidly. Please note that we can not expedite a plan if it needs approval of any site issues in Planning, a small building addition being one example.

Commercial Review by Appointment

This is our new pilot project for reviewing commercial plans. The applicant must schedule a time when the owner, contractor, designers, and or all parties to the design of the project authorized to make revisions can be present. Normally, the plan is approved by the end of the meeting.

This is an exciting program for us because it should reduce the time we spend on plans. How? With the entire design team on hand to take care of any problems that arise, we are confident that an approved set of permit drawings can be obtained in one review.

At this time, only the building plans can be approved at a *Review by Appointment*. Site plan review is not included in this process yet.

International Codes Update

The International Building Codes are on schedule to be approved by July 1, 2001 and become effective January 1, 2002. Permits issued after the effective date will require that the design and plans comply with the new codes.

There is a six-month window in which a building can meet either code. Remember, the permit issue date (not the date the plans were drawn or submitted) determines the code applied to the building.

Plan Tracking System Update

Call APRIL at (336) 373-2400, select 3 for Plan Review and follow the instructions. If you have the plan number (not the permit number!) for your project, you can hear the status of your plan in the review process. You can get the status of each review and the name of the person who has reviewed it. If you haven't tried it, now is the time.

The plan review web site is: www.ci.greensboro.nc.us/planreview With the street address, the name of the project or the name of the

applicant, you can get the status of the plan review, the name of any reviewers and their comments in full. The search features are very flexible and plans are easy to find.

The Plan Tracking System is up and running. Try it out on the phone or on the web.

Accessibility Code News

Townhouses must comply with the Accessibility Code. The Fair Housing Laws of the State of North Carolina are the source of this provision that is now in our building codes.

It was understood at one time that all townhouses, i.e. single family homes with their own property lines, were exempt from the requirements for accessibility. However, upon instruction from the NC Department of Insurance, we find that that is no longer true.

If you are planning to build townhouses, you may want to review the accessibility features with us before submitting the plans for full review.

Accessible parking is frequently overlooked on site plans. Site engineers are not consistently designing the required number of accessible van (8') and other (5') access aisles. Please be sure your site designers meet both the minimum parking spaces required by the zoning ordinances and the accessibility code.

A frequently overlooked requirement in commercial plans is that all restrooms must be accessible. The only exception is the *adaptable* private toilet serving the private office of one person, a rare luxury these days.

Ted Partrick
Plan Review Manager

News from Building Inspections...

Consistency is the name of the game...and to maintain consistency between the field inspectors

and the contracting community we would like to address the following issues in this edition and others as they come up.

- Firestopping Materials (residential & commercial)
- Foundation Drain Tiles
- OSB, Exposure 1

Fire-stopping Materials

In single family residential, the appropriate term is draft-stopping. In a residential application, the Code only requires that it be an approved, non-combustible material, i.e. fiberglass insulation, installed around all penetrations through floors and ceilings. In commercial applications, involving a rated assembly, an approved UL designed system is required. The material must be installed per the system's requirements. If it is a non-rated system or component, all that is required by the code is an approved noncombustible material around all vertical and horizontal penetrations.

Foundation Drain Tiles

After talking to several waterproofing contractors, we decided that installing corner connections on foundation drains was not a good idea. We were told they usually come unsnapped when the gravel is placed around the foundation wall. Therefore, the only places we are requiring pipe connections, are step-downs that are more than eight inches. On the inside and outside corners of the building, just push the pipe up tight against the wall and place the gravel on top. As we have been requesting, please hold off on placing the gravel until we have inspected the waterproofing and the pipe. Please feel free to discuss this issue if you have additional input.

OSB, Exposure 1

(When used as a substrate behind brick veneer) continued on 3

We have had a number of contractors ask about using water-resistant OSB behind brick veneer without building paper or Tyvek. Volume VII, Table 703.4, Footnote #13, states the following: *For masonry veneer, a weather-resistant membrane or building paper is not required over water-repellent sheathing materials when a 1-inch air space is provided between the veneer and the sheathing. When the 1-inch space is filled with mortar, a weather-resistant membrane or building paper is required over studs or sheathing.*

Because of the mortar falling into this cavity, it's obviously impossible to maintain the 1-inch air space, therefore we have been requiring building paper or Tyvek over the OSB. There is not an exception for Exposure 1.

Again, consistency is the one issue that we have to constantly work toward. We have in-house classes every two weeks. The most important items on our agenda are field issues and maintaining consistency among inspectors.

Please let us know of any concerns or problems that you are having, we will address them in our next newsletter. Remember...a building is only as good as it's foundation.

David Jones
Chief Building Inspector

News from the Electrical Section...

New Electrical Inspector

Tommy Green, our newest inspector, transferred from the City's Support Services Department and is a great example of employee-development.

Tommy grew up in High Point and graduated from Andrews High School. He is a 1988 graduate of Appalachian State University, where he was a Division I baseball player while earning a BS in

Criminal Justice. Tommy brings a wealth of experience to our section.

AFCI is a Major Change in 2002

The 2002 code making process is well on its way, with enforcement scheduled for January 1, 2002. It is time to start focusing on some of the major changes that will impact the electrical industry. The Arc-Fault Circuit Interrupter (AFCI) is one of these changes.

The Arc-Fault Circuit Interrupter is the newest residential electrical safety device of the future and will be required when the new code takes effect. AFCI has been specifically designed to supplement the circuit breaker protection and to make a significant reduction in electrical fires. Test data shows that about 10 % of present-day residential fires are associated with the electrical system.

The testing has been excellent, relative to both fire protection and immunity from unwanted circuit breaker tripping. One of the test criteria is a cable damaged by a nail, screw, or staple that could start producing arcs five years later. The AFCI would open the circuit before the arc could ignite cotton. The AFCI, because of the difference in the electrical sign wave when turning off a light switch, unplugging appliances, operating electronic equipment, starting of motors, even the burning out of a light bulb will not cause the breaker (AFCI) to open circuit.

One manufacturer has over 150 million hours of operating time with no reports of unwanted tripping issues. There have been cases of reported fire prevention.

After Hours Emergencies

If you run into an electrical emergency situation after hours or on the weekend and need an electrical inspector please call the City of Greensboro's Communications Center at 373-2222. Advise the

dispatcher you have an electrical emergency and need an electrical inspector. The dispatcher will take your name and phone number and you will receive a call back from one of our inspectors.

FAX Back Results

Always give your fax number when you take out a permit. The Fax number is needed so that **APRIL**, our automated response system can fax you the results of your requested inspection. This excellent tool allows you to get your results sent to a job site, your office or your home, wherever best suits your needs.

Mickey D. Shuskey
Chief Electrical Inspector

News from the

Plumbing & Mechanical Section...

Save Time and Save Money

To avoid costly re-inspection fees coordinate your inspections so that the inspector can gain access into the property to conduct the inspection.

The inspector can meet with the contractor and or homeowner at a designated time; however, heavy workloads sometime limit the amount of lead-time the inspector can give. You can call our office and find out which inspector has your inspection request and talk directly to him.

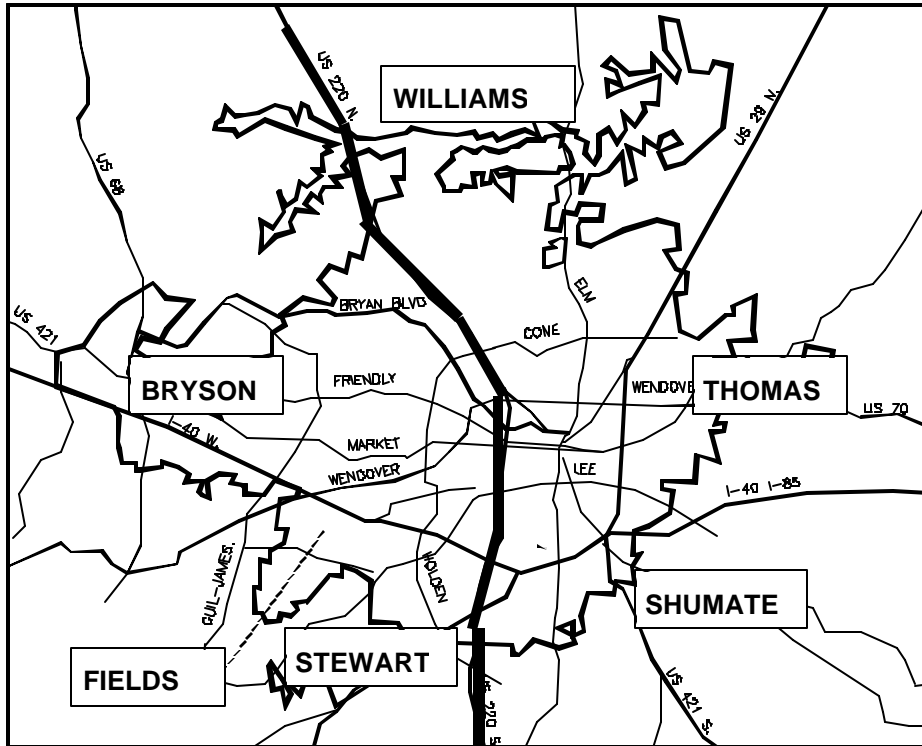
Gas Fired Logs

Please provide manufacturer's installation instructions for both fireplace and gas fired logs when gas fired logs are installed in a pre-existing or pre-manufactured fireplace, (vented or non-vented) to ensure that the inspection is done in a timely manner. The lack of information can cause a delay, and the need for a return trip.

Smoke Detectors

Access doors are required if in-

continued on 7



BUILDING INSPECTIONS AREAS

BUILDING INSPECTORS

Office 373-2155

Chief: Jones, David

373-2380

Cell: 508-3403

Inspectors & Mobile Phone Numbers:

Register, Julius 549-2893

WEST:

Bryson, Charlie 549-2809

Fields, Charlie 549-2147

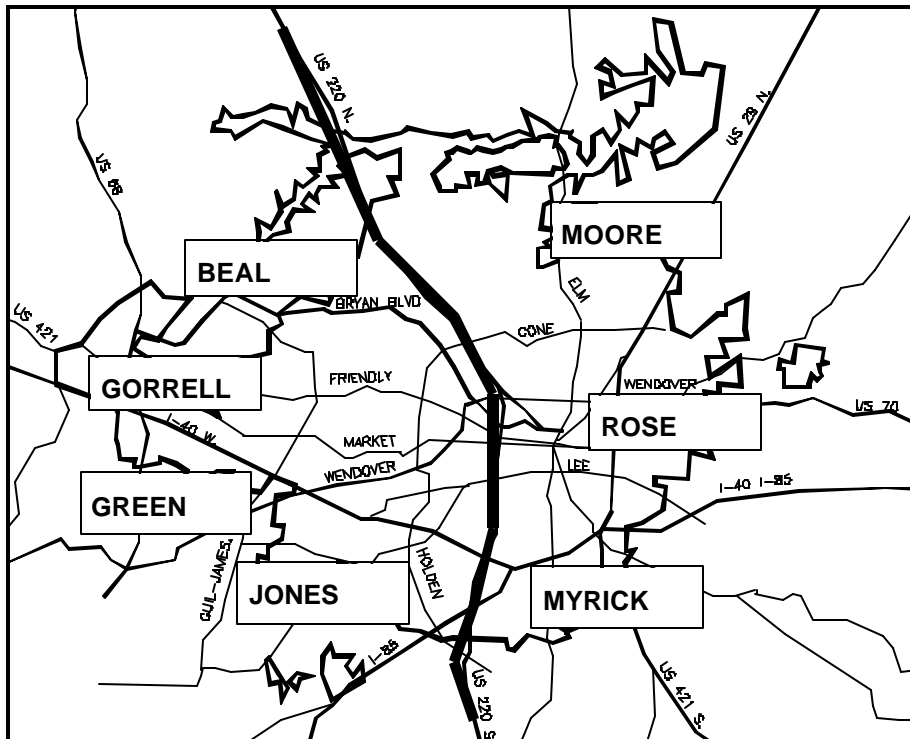
Stewart, Mark 549-2997

EAST:

Williams, Jerome 549-2465

Shumate, Butch 549-1219

Thomas, Stuart 549-2292



ELECTRICAL INSPECTIONS AREAS

ELECTRICAL INSPECTORS

Office 373-2040

Chief: Shuskey, Mickey

373-2040

Cell: 549-2269

Inspectors & Mobile Phone Numbers:

EAST:

Myrick, Frank 508-3402

Beal, Danny 549-8512

Gorrell, Eddie 549-8508

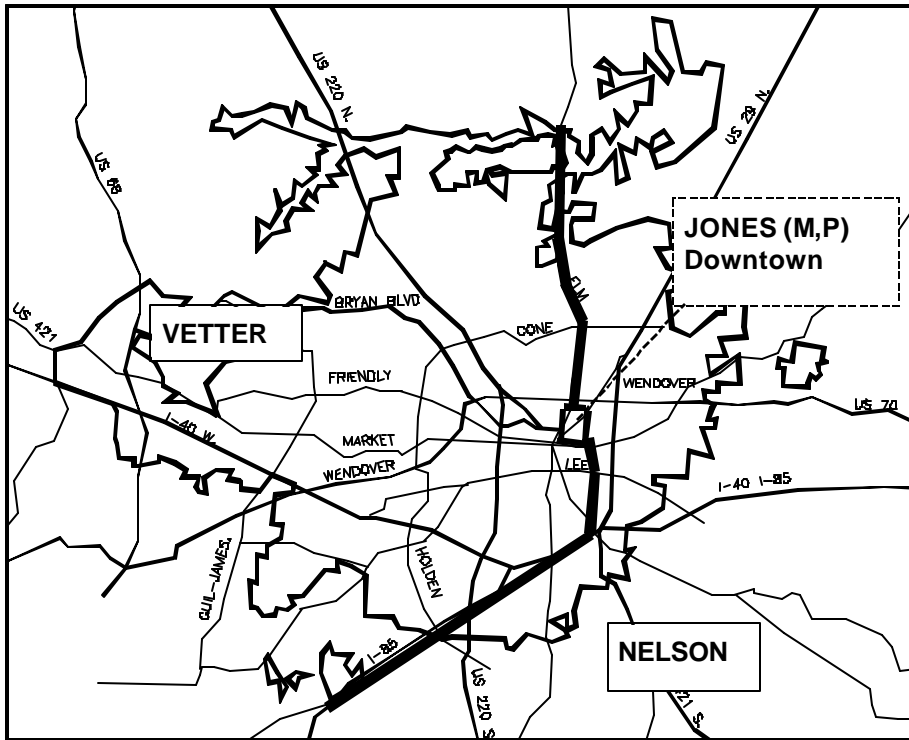
WEST:

Jones, Wayne 549-8503

Moore, Garry 549-2196

Rose, Pat 549-2192

Green, Tom 549-8505



PLUMBING INSPECTORS

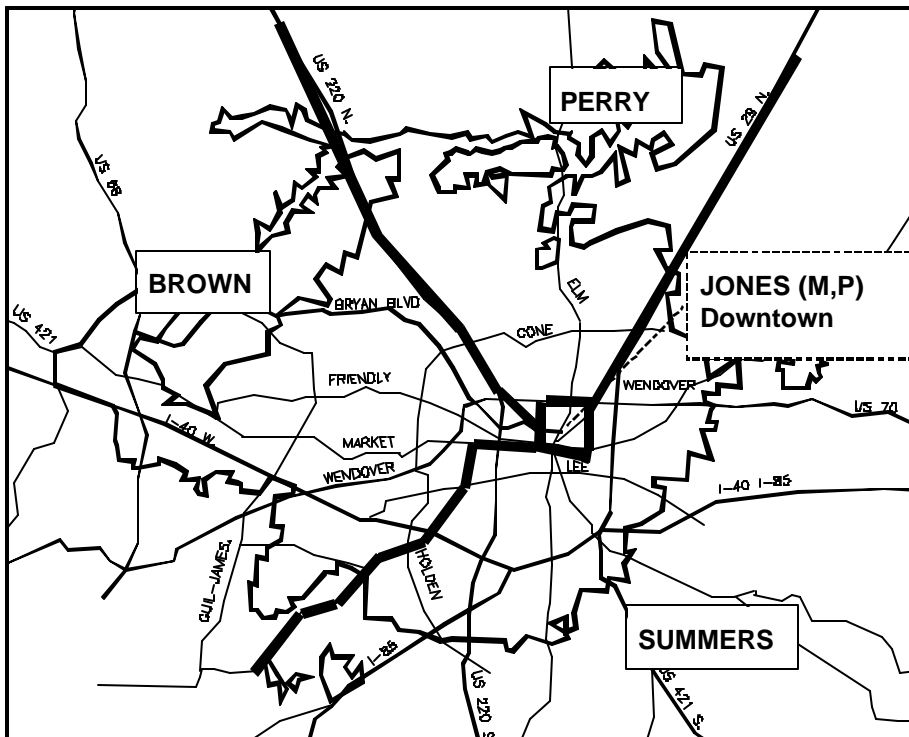
Office 373-2086

Chief: Steve Nelson
373-2428
Cell: 549-2004

Inspectors & Mobile Phone Numbers:

Vetter, Joe	549-2006
Jones, Allen	335-6439
Davis, Rick	549-2091

PLUMBING INSPECTIONS AREAS



MECHANICAL INSPECTORS

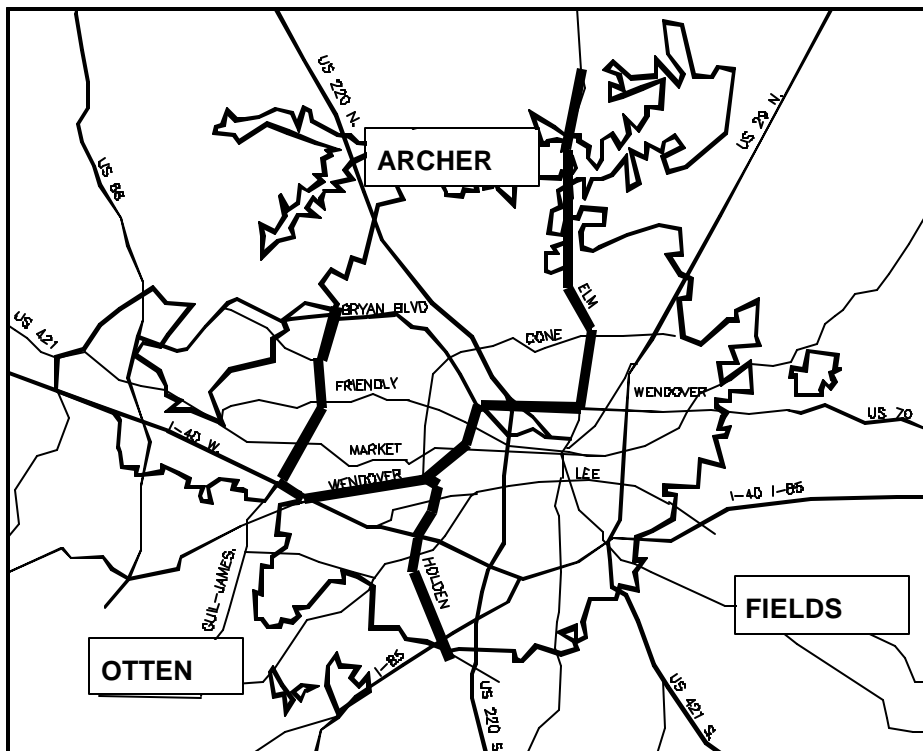
Office 373-2092

Chief: Steve Nelson
373-2428
Cell: 549-2004

Inspectors & Mobile Phone Numbers:

Brown, Tommy	549-2083
Perry, Marshall	337-6604
Summers, Mike	549-2033
Jones, Allen	335-6439

MECHANICAL INSPECTIONS AREAS



SOIL EROSION INSPECTORS

Office 373-2158

Chief: Cook, Ken 373-2158

Cell: 686-6108

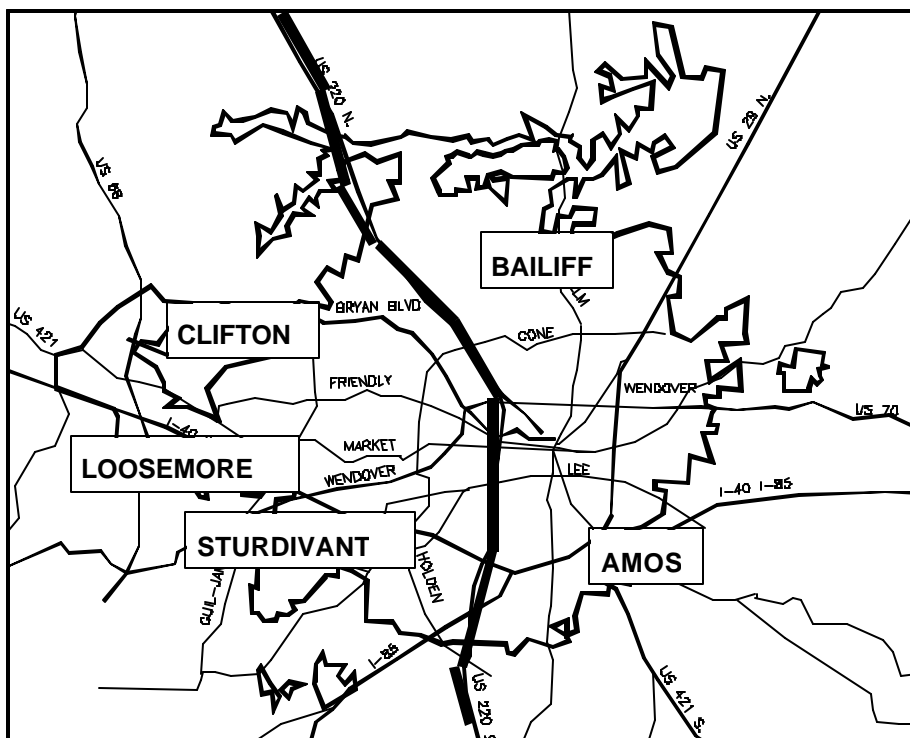
Inspectors & Mobile Phone Numbers:

Archer, Larry 686-2132

Fields, Ron 686-6104

Otten, Aaron 549-0303

SOIL EROSION AND GRADING INSPECTIONS AREA



LOCAL ORDINANCE INSPECTORS

Office 373-2111

Chief: Nall, Danny 373-2844

Cell: 549-2173

Inspectors & Mobile Phone Numbers:

Loosemore, Lori 549-5044

Amos, David 549-2107

Bailiff, Bruce 549-2093

Clifton, Tom 508-3401

Sturdivant, Horace 549-2145

House, Sally 549-2172

LOCAL ORDINANCE INSPECTIONS AREAS

duct smoke detectors are located in such a way it cannot be seen in an open plenum. All smoke dampers must have the probe extending the entire length of plenum and have sensor ports located facing the incoming air to pick up smoke.

Fire Dampers

Due to the different manufactured brands of fire and radiation dampers, the field inspector needs to be provided with the manufacturer installation instructions of the damper at the time of inspection.

Allen Jones
Acting Chief Plumbing &
Mechanical Inspector

News from the Sediment & Erosion Control Section...

The Erosion Control section was created as a result of the North Carolina Sedimentation Pollution Control Act of 1973. This is a performance based statute that provides for the use of effective methods of controlling water run-off.

The Act authorizes the City of Greensboro to inspect land-disturbing activities and to seek remedies for violations.

Who is affected?

The law governs all land-disturbing activities except agriculture and mining.

What does the law require?

The law requires that developers submit a plan showing controls that will retain sediment within the boundaries of the development site. It also requires that surfaces are non-erosive and stable within 15 working days or 30 calendar days after completion of the activity, whichever period is shorter.

The City requires that an erosion control plan be submitted at least 30 days before you disturb the land on any site that is one

acre or larger. We must approve your site plan before you start.

What are the performance standards?

The erosion and sedimentation control measures are technical and are available in our office. Or, you may contact Ken Cook, our erosion control supervisor, or any one of the 3 field inspectors to get the specifics of the standards.

Who is responsible for maintenance?

During construction, the owner and developer can be held accountable for maintaining practices installed.

After construction is completed and the surface is permanently stabilized, responsibility passes to the landowner or the person managing the land.

What are the penalties?

Civil penalties for violating the erosion control practices can be substantial, with a maximum penalty of \$5,000.00 per day per violation ...so, it is very important that you comply with these new statutes.

Who to contact?

If you need assistance or would like to report erosion and sediment control concerns you can contact the City of Greensboro, Sediment and Erosion Control Section at (336) 373-2158 or 373-2155.

Citizens whose property may have been damaged by violators of the Act may also seek relief through the courts.

Ken Cook
Section Chief

News from the Local Ordinance Enforcement Section...

LOE is responsible for the enforcement of three very important City ordinances:

- **Minimum Housing**
- **Abandoned Vehicles**

• Nuisance Abatement

Our first priority is housing. We are charged with eliminating blighted and or deteriorated housing in an attempt to provide safe and affordable housing within the City. We inspect residential units for compliance with the City of Greensboro Minimum Housing Standards.

Secondly, we are charged with removing junk and/or abandoned motor vehicles from the city streets and on private residential and commercial property where these vehicles violate a local ordinance. In an average year, we tow approximately 1200 vehicles, and sell 125 to 200 of these vehicles at public auction. Our auctions are held every other month.

Finally, we enforce the Nuisance Abatement Ordinance that deals with overgrown and or trashy lots, structures built on street rights-of-way (i.e. basketball goals & skateboard ramps) and graffiti.

We have seven (7) field inspectors and one supervisor that covers the entire city (approx. 45 square miles) investigating and resolving these type complaints.

A recent study showed that we spend 54 % of our time investigating abandoned vehicle complaints from citizens and the police department. We spend 34 % of our time on nuisance complaints and 12 % on minimum housing complaints.

Again, we are LOE and you can contact us at (336) 373-2111.

Danny Nall
Supervisor

News from the Fire Prevention Section...

It is the City of Greensboro's commitment to protect the health, safety and welfare of the public by ensuring that buildings are adequately protected from fire and explosion. Also to maintain the

standards required for new buildings after they are constructed. To accomplish this, the Fire Prevention Bureau, in conjunction with the enforcement of the State Building Code, perform general inspections and are also responsible for specialty type inspections such as Daycare (Contact: Capt. Kevin Pettigrew) Group Homes & Institutions (Contact: Capt. Jerry Allred) & Certificates of Compliance (Contact: Insp. Dexter Sturdivant). Call our office, (336) 373-2177, for these type inspections.

Fire protection plan reviews are performed by Chief David Lindsay at our plan review location in Inspections Division, at 201 N. Greene St. Inquiries about fire protection plan reviews should be sent to Chief David Lindsay at: david.lindsay@ci.greensboro.nc.us or call (336) 373-2830.

Specific plans such as fire alarm, sprinkler systems, and tank installations require specific submittals and fees. Keep in mind that tank installations must be approved by the city's Planning Department prior to requesting a fire plan's review. Tank removal requires a permit and a visit to the Fire Prevention Section, again, located at 201 N. Greene St. Other type permits, such as blasting, burning, and the handling of hazardous waste are issued by fire prevention prior to proceeding with these types of activities.

The Fire Prevention Bureau, in addition to our regular inspections, offers courtesy inspections and code consultation. Please do not hesitate to call us. Until next time... remember...an ounce of prevention is worth a pound of cure.

Chief David Lindsay
Fire Prevention Section

New Employees...

Tom Green

Retirements...

Larry Benner

Promotions

Steve Nelson

Resignations...

Skip Green

Andre Powell

Inspections Update...

is published by the Engineering and Inspections Department of the City of Greensboro. To comment or for further information, please contact:

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